

Date: July 23, 2014

To: Dennis Fields
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

From: Peter Jarvis, Jarvis Company, LLC

Re: Dwan Bluff Preliminary and Final Plat applications

Dear Mr. Fields,

Jarvis Company, LLC is pleased to submit plans to the City of Bloomington for Dwan Bluff.

Property Description

The project site is located at the break in Overlook Drive between Nine Mile Creek and Dwan Golf Course. There is an existing single family neighborhood to the west and another existing single family neighborhood to the East. Dwan Golf Course is adjacent to the north and Nine Mile Creek provides the southern border. The property is located partially in the Bluff Overlay District of Nine Mile Creek which is comprised of land sloping down toward the Creek and heavy woodlands.

Project Description

Dwan Bluff is comprised of approximately 20.5 acres with 13 lots proposed. These lots will be an average of 66,527 sf with the smallest being over 14,000 sf and the largest being over 219,000 sf. The smallest lot width proposed is 95' at the front setback line. There are 5 lots at 95', the rest of the lots are over 100' in width. Using the 80% of the median lot width of existing lots within 500' of the project boundary this project will be required to have 88' minimum lot widths. Every lot exceeds this. The property is partially located in the bluff overlay district of Nine Mile Creek. There are approximately 12 acres of the project that are located below the 800' contour within this district which will remain undeveloped in its natural state. There is an additional ± 2 acres located above the 800 contour that is wooded and will also remain in undeveloped in its natural state.

Overlook Drive

We have shown Overlook Drive connecting from the east side of the project to the west side of the project. This appears to have been planned as evidenced by the dead end Overlook Drive that has existed on both ends of the property for some time. It is the City's desire to connect this road for better circulation and life/health/safety reasons. The 13 proposed lots will add approximately 130 trips per day going in either direction on Overlook Drive.

The street will meet the City residential standard of 32 feet wide with concrete curb and gutter. This will allow parking on both sides of the street. Overlook Drive to the west is 36 feet in width and 28 feet wide to the east. Staff indicated a preference for a street wider than 28 because of the horizontal curvature of

the road. A 100 foot section of roadway that was not improved with the subdivision west of the project will need to be improved to provide a street connection.

Zoning and Guide Plan

The site is currently zoned R-1 single family residential and guided for Low Density Residential. We are not requesting a change to either of these designations. We are requesting a preliminary plat and final plat approval.

Tree Preservation and Reforestation

The site is heavily wooded starting above 800' contour down toward the creek. There are significant trees within the higher developed portion of the site as well. The vegetation on site is comprised of a wide variety of species including apple, Spruce, Pine, Oak, Hackberry, Elm, Cottonwood, Ash, Maple, and some Box Elder. The vast majority of the trees on the property will be saved, however, many of the saved trees are in the bluff overlay district so do not count in our tree calculations. We are proposing to remove 293 caliper inches over the removal threshold which then requires us to reforest with 366 caliper inches. Because we are limited in space to put this large number of inches, we are proposing large 4" deciduous and 8' conifers as mitigation trees. The trees we are proposing are comprised of Maple, Birch, Oak, Linden, Honeylocust, and Spruce. These large overstory trees will provide a beautiful canopy along the boulevard of the Overlook Drive connection. We are also proposing spruce screens along the eastern and western borders of the property to provide screening for the nearest adjacent neighbors.

Site Grading

The site will be mass graded to prepare the roadway construct the stormwater basin and building sites. Retaining walls will be constructed in to locations to preserve trees and steep slopes. Erosion and sediment control protection will be installed to prevent sediment from leaving the site during construction. An erosion control and SWPPP will be prepared for project.

Utilities

Sanitary sewer and watermain are available east and west of the site within the existing Overlook Drive right of way. A sanitary sewer connection is proposed on the west side of the site. The sewer has sufficient depth to serve the homes with gravity flow, no lift station or individual ejector pumps will be required. The watermain will be connected on both ends of the site which should improve water quality and fire flow in the area. Stormwater will be collected by a system of catch basins and storm sewer pipe. A detention basin with an infiltration bench will be constructed on the north side of Overlook drive to provide water quality and quantity. The pond will discharge to the north to a pond located in the Dwan Golf Course. Stormwater runoff rates to the south over the bluff will not be increased as required by City regulations. The following standards are proposed for this site:

1. Rate Control

The proposed runoff rates shall not exceed the existing rates for the 2, 10, and 100 year 24 hour storm events

2. Water Quality-

- a. A permanent pool (dead storage) volume below the normal outlet shall be greater than or equal to the runoff from a two and one-half inch (2.5") 24-hour storm over the entire contributing drainage area assuming full development.
 - b. An emergency overflow (emergency outlet) adequate to control the one percent frequency/critical duration rainfall
 - c. Basin side slopes above the normal water level should be no steeper than 3:1, and preferably flatter. To prevent short circuiting, the distance between the major inlets and normal outlet shall be maximized.
3. Floodplain
- a. The City requires that for any new or redevelopment, at least 2.0 feet of freeboard between the anticipated high water elevation and the minimum building opening be maintained.
4. Volume Control
- a. The first 1" inch of runoff from the impervious surface will be infiltrated.

Summary

We appreciate the city taking the time to review our development application. We are confident that Dwan Bluff will be a wonderful addition to the City of Bloomington. We look forward to working with the City on what we know will be a successful and attractive new neighborhood. Please contact me with any questions at 612-325-0332 or contact Paul Cherne, the project engineer at Pioneer Engineering, at 651-251-0630.